

File No.: _____ Date of Completed Submittal: _____ By: _____

**APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)
IN SPI, LW, MR, MRC, AND NC DISTRICTS**

(Private Property)

City of Atlanta, Bureau of Planning, Current Planning Division
55 Trinity Avenue, Suite 3350, Atlanta, Georgia 30303-0310
404/330-6145

APPLICANT _____

COMPANY _____

ADDRESS & _____

PHONE NO. _____

PROPERTY OWNER _____

ADDRESS & _____

PHONE NO. _____

ADDRESS OF PROPERTY _____

Zoning Classification _____ Land District _____ Land Lot _____ Council District _____ NPU _____

INSTRUCTIONS:

- **Submissions:** 1) **Project Summary:** Clearly describe all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or to the site. Applications must be accompanied by a written justification for all administrative variations requested.
2) **Property Survey:** two (2) copies.
3) **Site Plan (released for construction and sealed) and Building Elevations:** One (1) copy of each for initial submission review; Final submission with changes: four (4) copies of each for single/two-family residences, and eight (8) copies of each for all other developments. Additional plans or documents may be required at the discretion of the Director of the Bureau of Planning. Signage is not part of the SAP approval. Signage permit review and approval is issued by the Bureau of Buildings.
4) **Property Owner Authorization:** If applicant is not the property owner, notarized written consent of the property owner authorizing the filing of this request for an SAP is required. Submit attached *Property Owner Authorization* form if applicable.
5) **Notice To Applicant** form.
6) **Demolition Permits:** Applications for demolition permits shall not be accepted until the SAP is approved.
7) **Development of Regional Impact (DRI) Study:** Developments over 300,000sf or 400 residential units may require a DRI approval by GRTA and ARC.
- **Fees:** 1) \$250.00 for Special Administrative Permit in all SPI zoning districts.
2) \$100.00 for all other zoning (MR, LW, NC and MRC) districts.

Payments are accepted in the form of cash, credit card, personal check, cashier's check, or money order made payable to the "City of Atlanta".

I HEREBY AUTHORIZE CITY OF ATLANTA STAFF TO INSPECT THE PREMISES OF THE ABOVE DESCRIBED PROPERTY. I HERBY DEPOSE AND SAY THAT ALL STATEMENTS HEREIN AND ATTACHED STATEMENTS SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date _____ Signature of Applicant _____

The Atlanta City Code provides that the Director of the Bureau of Planning shall review and decide each request for Special Administrative permit within thirty (30) days of the filing of such request. (Atlanta Code Chapter 16, Section 16-25)

(FOR OFFICE USE ONLY)

The above request for Special Administrative Permit was _____ on _____. As part of the approval, the following variations were granted: _____

for Director, Bureau of Planning

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION - SUBMITTAL CHECKLIST

The following checklist is designed to assist petitioners in preparing required materials for SPI, LW, MRC, MR and NC districts. Items omitted will delay review procedures. The following items are required as part of a complete application for a Special Administrative Permit.

- _____ 1. Complete **APPLICATION** form with notarized signatures.
- _____ 2. Notarized **AUTHORIZATION(S) OF PROPERTY OWNER(S)**, if other than applicant.
- _____ 3. Signed **NOTICE TO APPLICANTS CONCERNING SAPs** form.
- _____ 4. Written **project summary** clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or to the site.
- _____ 5. Two (2) copies of **property survey**.
- _____ 6. Four (4) copies for Single/Two-family Residences or eight (8) copies of **site plan*** for other developments (released for construction, sealed and drawn to scale) of proposed improvements showing the following:
 - Date, north arrow, and graphic scale
 - Adjacent streets, with street names
 - Location of property lines and dimensions
 - Location of sidewalks (clear zone & street furniture/landscape zone) with dimensions
 - Dimensions of Supplemental Zone (distance between sidewalk and building façade)
 - Ground floor layout plan with building and tenant entrances shown
 - Ground floor fenestration – window dimensions and % of length of street-fronting façade
 - Outdoor dining – seating plan, dimensions, and % of business floor area
 - Height of structures (including fences/walls)
 - Parking and driveway layout and dimensions (auto & bicycle/moped)
 - Curb cuts with dimensions
 - Location of parking deck light fixtures. Also indicate amount of footcandle, and type of light fixture.
 - **Site Plan Specifications*** (show specifications in chart form on site plan):
 - Zoning Classification
 - Floor Area Ratio (FAR)
 - Square footage of structures and individual uses
 - Net Lot Area and Gross Land Area
 - Minimum sidewalk width requirements
 - Number of parking spaces (auto & bicycle/moped), and number of loading spaces**
 - For commercial uses**:
 - Maximum building coverage
 - Public space area (PSR)
 - For residential uses**:
 - Number of dwelling units
 - Total open space (TOSR)
 - Total useable space (UOSR)
- _____ 7. **Elevation drawings** (4 copies for Single/Two-family Residences & 8 copies for other developments.)
- _____ 8. **Landscape plan** (4 copies for Single/Two-family Residences & 8 copies for other development)
 - Planting locations including street trees (with species and calipers indicated)
 - Parking lot landscaped areas dimensioned
- _____ 9. **Rooftop plan** when counted towards open space requirements.
- _____ 10. Other information as requested by staff.
- _____ 11. File application with the Bureau of Planning Current Planning Division.
- _____ 12. Fee payment. Make check payable to "City of Atlanta."

* As applicable per scope of work on project

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: _____

I, _____ SWEAR THAT I AM THE OWNER
owner(s) name

OF THE PROPERTY LOCATED AT: _____

AS SHOWN IN THE RECORDS OF _____ COUNTY, GEORGIA
WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE
THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS
APPLICATION.

NAME OF APPLICANT:

ADDRESS: _____

TELEPHONE: _____

Signature of Owner

Print Name of Owner

Personally Appeared
Before Me

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Signature of Notary Public

Date

**NOTICE TO APPLICANTS
CONCERNING SPECIAL ADMINISTRATIVE PERMITS**

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a Special Administrative Permit, the City of Atlanta Bureau of Planning will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the Special Administrative Permit was granted. The applicant is further notified that neither the Bureau of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a Special Administrative Permit. It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the Bureau of Planning. The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the Bureau of Planning. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations

Applicant's Initials _____

Special Administrative Permit Number _____

approved by the Bureau of Planning. It shall be the responsibility of the applicant, not the Bureau of Planning, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the Bureau of Planning at the time of issuance of the Special Administrative Permit.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a Special Administrative Permit may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved Special Administrative Permit and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the Special Administrative Permit or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the Bureau of Planning staff, the Bureau of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code.

The applicant further acknowledges that the decision to apply to the Bureau of Planning for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

Date _____

Applicant's Signature _____

Applicant's Name Printed _____

Special Administrative Permit Number _____

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION - SITE PLAN SPECIFICATIONS

The following checklist is designed to assist petitioners in preparing required materials for SPI and NC Districts. Items omitted will delay review procedures. The following items are required as part of a complete application for a Special Administrative Permit. Show all applicable specifications on the site plan in chart form.

Floor Area Ratio (FAR)

	<i>Residential</i>	<i>Non-Residential</i>
Permitted	_____	_____
Provided	_____	_____

Public Space Requirements (PSR)*

Required	_____
Provided	_____

Total Open Space Requirements (TOSR) - Residential Only*

Required	_____
Provided	_____

Building Lot Coverage

Permitted	_____
Provided	_____

Usable Open Space Requirements (UOSR) - Residential Only*

Required	_____
Provided	_____

Automobile Parking Spaces

	<i>Residential</i>	<i>Non-Residential</i>
Required	_____	_____
Provided	_____	_____

Usable Open Space Requirements (UOSR) - Mixed-Use*

Required	_____
Provided	_____

Bicycle/moped Parking Spaces

Required	_____	_____
Provided	_____	_____

Gross Land Area* _____

Fenestration – % of Street-front Facade Width

Net Lot Area* _____

Required _____

Provided _____

**Indicate in Square Footage*

CALCULATIONS (*See definition below)

F.A.R. for residential = (area of heated space less non-residential space and resident common-use areas, i.e. recreation rooms) ÷ (G.L.A.)

F.A.R. for non-residential = (area of heated space) ÷ (Net lot area)

F.A.R. for mixed-use = residential F.A.R. + non-residential F.A.R.

NET LOT AREA = length X width

G.L.A. for corner lots = (Net Lot Area) + [(street "A" right-of-way width ÷ 2) X (street "A" length of front property line)]
+ [(street "B" right-of-way width ÷ 2) X (street "B" length of front property line)]
+ [(street "A" right-of-way width ÷ 2) X (street "B" right-of-way width ÷ 2)]

G.L.A. (with only 1 front yard adj. to street) = (Lot Area) + [(street right-of-way width ÷ 2) X (length of front property line)]

TOSR required = (LUI table) X (G.L.A.)

TOSR provided = (G.L.A.) – (area of building footprint) + (combined area of balconies and rooftop terraces)*

UOSR required = (LUI table) X (G.L.A.)

UOSR provided = combined area of landscaped areas (including portions of right-of-way areas), walkways, and terraces

BUILDING LOT COVERAGE provided = (area of building footprint) ÷ (net lot area)

PUBLIC SPACE provided (within net lot area) = (area of exterior space) + (area of interior space)

PARKING SPACE PER DWELLING UNIT = (LUI table) X (number of units)

SIDE and REAR YARD REQUIREMENTS (for residential uses) = (4 + number of stories) + (length of building ÷ 10)

FENESTRATION* PERCENTAGE = (area of around floor street-fronting windows) ÷ (area of the around floor street-fronting building facade)

Refer to the City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

⇒ F.A.R. = Floor Area Ratio

⇒ G.L.A. = Gross Land Area

Half of the Right-of-way (including streets, parks, lakes, cemeteries) up to 50 feet in width may be counted towards G.L.A. calculations.

⇒ LUI = Land Use Intensity Ratios

⇒ TOSR requirements are calculated only for residential developments. *TOSR includes the total horizontal area of uncovered open space plus half of the total horizontal area of covered open space subject to the limitations indicated in Section 16-28.010(4). Covered total open space is the open space closed to the sky but having 2 clear unobstructed open or partially open (50% open or more) sides.

⇒ UOSR requirements are calculated using the residential FAR for both residential and mixed-use developments. It does not include areas for vehicles.
⇒ Public Space (PSR) requirements are calculated within the net lot area and include exterior and interior areas improved for pedestrian amenity and shall not include areas used for vehicles, except for incidental service and emergency access. Interior space shall be open to the public during normal business hours. Such public space is required at ground level.

⇒ Fenestration – ground floor window dimensions for street-fronting façades are calculated using one of the following methods:

- Beginning at a point not more than three (3) feet above the sidewalk, to a height not less than ten (10) feet above the sidewalk, or
- Beginning at the finished floor elevation to a height not less than ten (10) feet above the finished floor elevation when the finished floor elevation is three (3) feet or more above the sidewalk, or
- Beginning at a point not more than sidewalk level, to a height not less than ten (10) feet above the finished floor elevation when the finished floor elevation is below the sidewalk.

TABLE I

LAND USE INTENSITY RATIOS

LUI Ratios Times Gross Land Area

	<i>Floor Area (FAR)</i>	<i>Total Open Space (TOSR)</i>	<i>Useable Open Space (UOSR)</i>	<i>Parking Spaces Per Lodging Unit</i>	<i>Parking Spaces Per Dwelling Unit</i>
Sector 1	.100	.80	.65	1.0	2.2
	.107	.80	.62	1.0	2.1
	.115	.79	.60	1.0	2.1
	.123	.79	.58	1.0	2.0
	.132	.78	.55	1.0	1.9
	.141	.78	.54	1.0	1.9
	.152	.78	.53	1.0	1.8
	.162	.77	.53	1.0	1.8
Sector 2	.174	.77	.52	.67	1.7
	.187	.77	.52	.67	1.7
	.200	.76	.52	.67	1.6
	.214	.76	.51	.67	1.6
	.230	.75	.51	.67	1.5
	.246	.75	.49	.67	1.5
	.264	.74	.48	.67	1.5
	.283	.74	.48	.67	1.4
	.303	.73	.46	.67	1.4
	.325	.73	.46	.67	1.3
	.348	.73	.45	.67	1.3
Sector 3	.373	.72	.45	.60	1.3
	.400	.72	.44	.60	1.2
	.429	.72	.43	.60	1.2
	.459	.72	.42	.60	1.2
	.492	.71	.41	.60	1.1
	.528	.71	.41	.60	1.1
	.566	.71	.40	.60	1.1
	.606	.70	.40	.60	1.0
	.650	.70	.40	.60	1.0
	.696	.69	.40	.60	.99
Sector 4	.746	.69	.40	.45	.96
	.800	.68	.40	.45	.93
	.857	.68	.40	.45	.90
	.919	.68	.40	.45	.87
	.985	.68	.40	.45	.85
	1.06	.68	.40	.45	.83
	1.13	.67	.41	.45	.81
	1.21	.67	.41	.45	.79
	1.30	.67	.42	.45	.77
	1.39	.68	.42	.45	.75
	1.49	.68	.43	.35	.73
Sector 5	1.60	.68	.43	.35	.71
	1.72	.68	.45	.35	.69
	1.84	.69	.46	.35	.67
	1.97	.70	.47	.35	.65
	2.11	.71	.49	.35	.63
	2.26	.72	.50	.35	.61
	2.42	.75	.51	.35	.60
	2.60	.76	.52	.35	.58
	2.79	.81	.56	.35	.56
	2.99	.83	.57	.35	.55
	3.20	.86	.61	.35	.54
Sector 6	3.43	.91	.64	.27	.53
	3.63	.95	.67	.27	.52
	3.95	1.00	.71	.27	.50
	4.24	1.05	.75	.27	.49
	4.55	1.11	.79	.27	.48
	4.88	1.17	.83	.27	.46
	5.23	1.24	.89	.27	.45
	5.60	1.31	.94	.27	.44
	5.99	1.39	.99	.27	.43
	6.40	1.46	1.05	.27	.42

See section 16-28.010 for definitions of terms. See also section 16-28.00867.
(Code 1977, § 16-08.010)

Bicycle and Moped Parking Requirements

§ 16-28.014

ATLANTA LAND DEVELOPMENT CODE

out an intervening street, and where such parking areas are not screened visually from first floor residential windows at such locations, there shall be provided on the lot with the parking a continuous buffer screening such parking area from such view, with a height of six (6) feet. The buffer shall be fence or wall or equivalent vegetative screening, maintained in a sightly condition.

- (4) *Limitations on parking or loading areas in yards adjacent to streets in R, O-I and PD-H districts:* Except as otherwise specifically provided in R, O-I and PD-H districts, no off-street parking areas for four (4) or more automobiles, and no loading space, shall be permitted in any required yard adjacent to a street; and no maneuvering areas serving such spaces shall be so located.
- (5) *Other limitations on use of off-street parking and loading areas:* No required unenclosed off-street parking and loading area shall be used for the sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies; and no other area on a lot shall be used for such purposes.
- (6) *Bicycle and moped parking facilities:*
 - (a) A building, commercial establishment or other property, whether privately or publicly owned or operated, which provides automobile parking facilities, whether free of charge or for a fee, to any employees, tenants, customers, clients, patrons or other members of the public customarily utilizing such building, commercial establishment or property shall provide parking facilities in the ratio of at least one (1) bicycle/moped parking space for every 20 automobile parking spaces. Provided, however, that no building, commercial establishment or other property subject to the provisions of this section shall have fewer than three (3) bicycle/moped parking spaces. Facilities shall not be required to exceed a maximum of 50 spaces; provided further that the

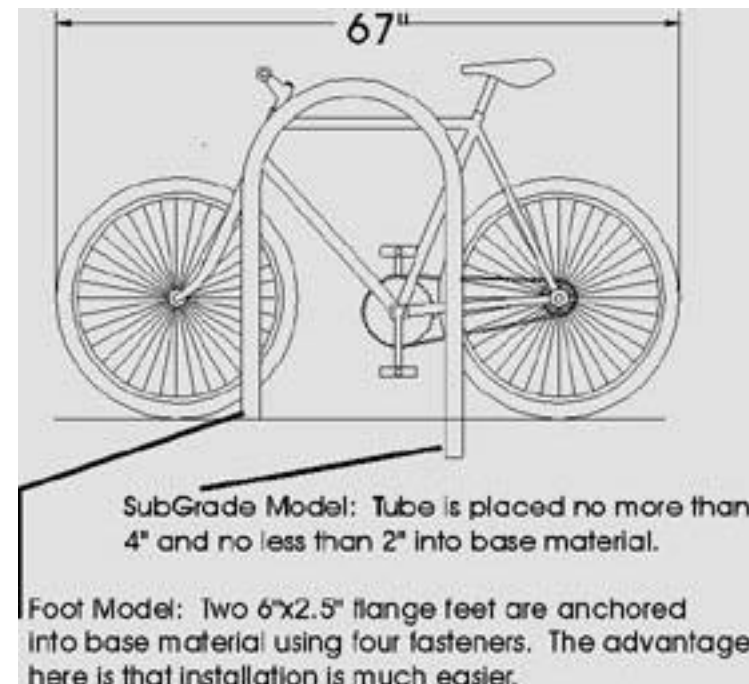
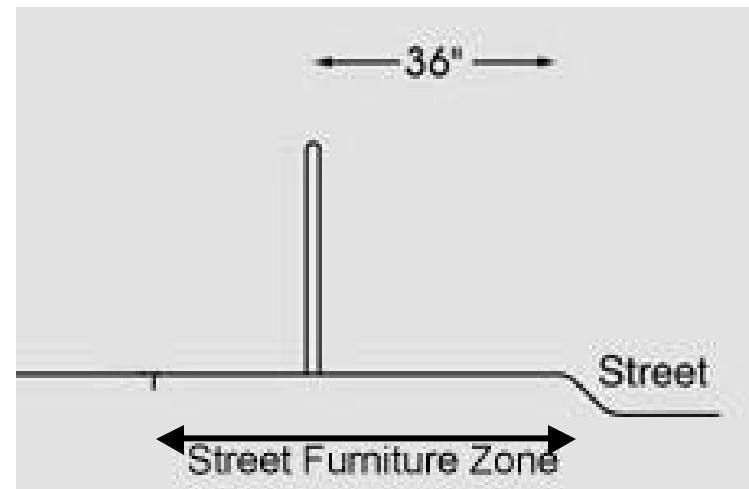
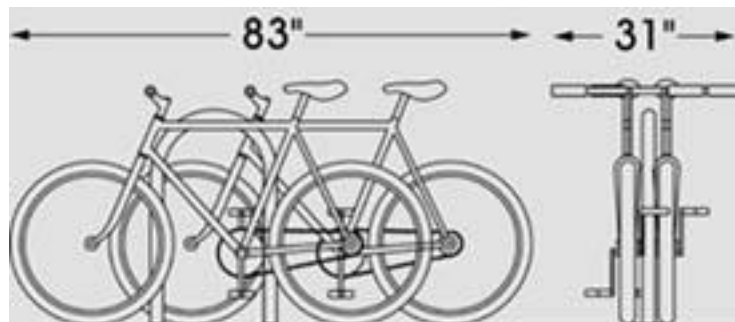
requirements of this section shall not apply to properties being operated primarily as commercial parking facilities, residences, churches, restaurants and nightclubs.

- (b) Bicycle/moped spaces shall be at least as close as the closest automobile space, except for handicapped parking spaces, or as near a regularly used building entrance as possible without interfering with pedestrian traffic. Each space shall include a metal anchor which will secure the frame and both wheels in conjunction with a user-supplied lock. If bicycle/moped parking is not visible to the general visiting public, then a sign no larger than 10" x 15" shall be displayed which directs cyclists to the bicycle/moped parking.
- (c) The provisions of this section shall apply to property owners, persons occupying the property pursuant to a leasehold interest, or other managers or operators of buildings, commercial establishments and property subject to the provisions of this section.
- (d) The provisions of this section shall apply to any building, commercial establishment or property for which a permit for new construction is issued following the effective date of this part, and to the alteration of existing buildings in all cases where sufficient space exists to provide such parking facilities.
- (e) The board of zoning adjustment is hereby empowered to waive or reduce the bicycle/moped parking requirements in any of the districts whenever the character or use of the building is such as to make unnecessary the full provision of bicycle/moped parking facilities or where such regulations would impose an unreasonable hardship upon the use of the lot.
- (7) *Taxicab stands:* All hotels and motels shall provide off-street, on-site taxicab stands with a minimum of one (1) space for each

Hoop Bicycle Racks

Bike racks should be installed parallel to the street in the street furniture zone a minimum of 36 inches from face of curb, or in the supplemental zone a minimum of 36 inches from the building facade.

Hoop racks can accommodate 2 bicycles per rack. Racks for use by residents in a multi-family/mix-use development should be located near pedestrian entrances within a parking structure.



Chapter 158 Vegetation

Article II. Tree Protection

Sec. 158-30. Parking lot requirements.

All surface parking lots with a total of 30 or more parking spaces, whether primary or accessory in use and whether commercial or noncommercial, shall have minimum barrier curb and landscaping requirements as follows:

- (1) Barrier curbs shall be installed around the perimeter of the parking lot and around landscaped areas that are required in this article, except where the perimeter abuts an adjacent building or structure and at points of ingress and egress into the facility, so as to prevent encroachment of vehicles onto adjacent property, rights-of-way and landscaped areas.
- (2) Barrier curbs shall be a minimum of six inches in height and a minimum of eight inches in width and permanent in nature. Barrier curbs shall be concrete or stone. Such curbs shall be securely installed and maintained in good condition.
- (3) Where the end of a parking space abuts a landscaped area, barrier curbs may be placed in the parking space at a maximum of two feet from the end of the parking space. This two-foot-wide area may have the pavement removed and be developed as part of the required landscaped area.
- (4) Surface parking lots shall have a minimum landscaped area equal to at least ten percent of the paved area within such lot. In no case shall a parking lot owner be required to provide landscaped areas that exceeds ten percent of the paved area.
- (5) A minimum of one tree per eight parking spaces shall be included in the required landscaped areas. For the purpose of satisfying this requirement, existing trees that are 2½ inches or more in caliper as measured at a height of 36 inches above ground level shall be considered to be equivalent to one or more newly planted trees on the basis of one tree for each 2½ inches of caliper.
- (6) In addition to trees, ground cover shall also be provided in order to protect tree roots and to prevent erosion. Ground cover shall consist of shrubs, ivy, liriope, pine bark mulch and other similar landscaping materials.
- (7) Shrubs shall be maintained at a maximum height of 2½ feet, except where such shrubs are screening the parking surface from an adjacent residential use.
- (8) If landscaped areas are in the interior of a parking lot they shall be a minimum of six feet in width and six feet in length with a minimum area of 36 square feet.
- (9) Continuous landscaped buffer strips shall be constructed along sidewalks and public rights-of-way where surface parking lots are adjacent to such sidewalks or public rights-of-way except at points of ingress and egress into the facility. Such landscaped buffer strips shall be a minimum of five feet in width and shall contain, in addition to ground cover, trees planted a maximum of 42½ feet on center along the entire length.
- (10) Newly planted trees shall be a minimum of 2½ inches in caliper as measured at a height six inches above ground level, shall be a minimum of ten feet in height, shall have a 40-foot minimum mature height and shall be drought-tolerant. Trees shall be planted at a minimum of 30 inches from any barrier curb so as to prevent injury to trees from vehicle bumpers.
- (11) Where landscaped areas are located adjacent to vehicle overhangs, the trees shall be planted in line with the side stripes between parking spaces in order to avoid injury to trees by vehicle bumpers.
- (12) All landscaped areas, including trees located in the public right-of-way that are counted in the fulfillment of this requirement, shall be properly maintained in accordance with approved landscape plans. If a tree or any plant material dies, it shall be replaced within six months so as to meet all requirements of this section and to allow for planting in the appropriate planting season.
- (13) If it is determined by the city arborist that implementation of these regulations will result in the loss of parking spaces in existing lots, the director of the bureau of traffic and transportation may increase the allowable percentage of compact car spaces from 25 percent up to 35 percent so as to minimize the loss of parking spaces.
- (14) Notwithstanding subsection (13) of this section, existing parking lots shall not be required to reduce the number of parking spaces by more than three percent as a result of implementing these landscaping regulations.
- (15) Upon written application by any person subject to the provisions of this section, the director of the bureau of planning is hereby authorized to grant administrative variances to the requirements of this section only upon making all of the following findings:
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, topography, subsurface conditions, overhead structures or the existence of sufficient trees in the public right-of-way within ten feet of the property line;
 - b. Such conditions are peculiar to the particular piece of property involved; and
 - c. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this article and of part 16 of this Code.

(Code 1977, § 10-2038)